

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- October 12, 1966

Appeal No. 8941 Willie Goldson, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on October 17, 1966.

EFFECTIVE DATE OF ORDER -- Oct. 27, 1966

ORDERED:

That the appeal for a variance from the lot occupancy requirements of the R-5-B District to permit replacement of garage at 1615 V Street, NW., lot 808, square 174, be granted.

FINDINGS OF FACT:

- (1) Appellant's property is located in a R-5-B District.
 - (2) The subject lot has a 17 foot frontage on V Street, 90.96 feet at the east lot line, 92.6 feet at the west lot line, and 17 feet at the north lot line. The lot contains approximately 1,560 square feet of land.
 - (3) The lot is improved with a single family dwelling and a one story galvanized garage.
 - (4) Appellant proposes to raze the existing garage and replace it with a structure of concrete masonry. The new structure will be slightly larger than the existing garage. The garage will be set back 3' 4" from the public alley. It has dimensions of 11 feet by 22 feet 6 inches.
 - (5) It was stated that the proposed garage will cause an excess in the lot occupancy of ten percent.
 - (6) No opposition was registered at the public hearing to the granting of this appeal.
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OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that the denial of this request would prevent a reasonable use of the property, as construction of the proposed garage will not result in a substantial increase in the lot occupancy.

We hold that appellant's proposal will have no adverse affect upon nearby or adjoining property and will not substantially impair the purpose, intent, and integrity of the zone plan as embodied in the Zoning Regulations and Map.
